

FACTSHEET

TITLE: A Resolution approving and adopting a proposed **amendment** to the **UNIVERSITY PLACE REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department, to add the former Lincoln Telephone and Telegraph building and an adjacent residential property on the corner of North 49th and Huntington Avenue for reconstruction as a Lincoln Police Department Substation.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 09/28/05
Administrative Action: 09/28/05

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Carlson, Carroll, Esseks, Krieser, Larson, Pearson, Strand and Sunderman voting 'yes'; Taylor absent).

FINDINGS OF FACT:

1. This amendment involves a redevelopment project for a Lincoln Police Department Substation at 49th & Huntington Avenue. The project will reuse a building known as the old Alltel switching station. This location was selected by the Lincoln Police Department due to its proximity to North 48th Street, providing easy access, and its location within an existing neighborhood. This amendment will permit the city to purchase the properties which will assist in removing blight through redevelopment activities.
2. The staff recommendation to find the proposed **amendment** to the **University Place Redevelopment Plan** to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3-5, concluding that the proposed project conforms to the goals of the Comprehensive Plan and the University Place Redevelopment Plan. The Comprehensive Plan identifies a number of implementation strategies that support the finding that the proposed amendment is in conformance with the Comprehensive Plan.
3. On September 28, 2005, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On September 28, 2005, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to the University Place Redevelopment Plan to be in conformance with the 2025 Comprehensive Plan.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 10, 2005

REVIEWED BY: _____

DATE: October 10, 2005

REFERENCE NUMBER: FS\CC\2005\CPC.05009 Redev Amendment

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Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods.” (pg. F 17)

“Some small scale public and semi-public land uses may be found within all land use designations.” (pg. F 22)

Future Land Use Map: This land is designated as Commercial in the Land Use Plan. (pg. F 24)

“Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.” (pg. F 49)

“Preserve, protect, and promote city and county historic resources. Preserve, protect and promote the character and unique features of rural and urban neighborhoods, including their historical and architectural elements.” (pg. F 68)

“During the time period covered by this Plan, there will likely be a need to construct, renovate, or abandon certain public buildings and facilities not already discussed in this document. At such time as these events may occur, care should be taken by those public officials making these decisions that the Vision of this Plan is recognized and respected. This may include the siting of a new facility, the abandonment of an existing one, the way renovations are undertaken, the manner of financing used to complete the work, the arrangements made for the facility’s operation, the process followed in making decisions, and the timing of the action.” (pg. F 132)

“By exercising stewardship of city and county historic resources, support the community’s distinctive character and desirable quality of life for current residents and for future generation” (pg. F 141)

ANALYSIS:

1. The amendment allows the City of Lincoln to participate in redevelopment efforts with these properties. Community Development Law specifies that properties identified for redevelopment and/or acquisition must be included in a Redevelopment Plan. This amendment adds the former Lincoln Telephone and Telegraph building and an adjacent residential property on the corner of North 49th and Huntington Avenue for reconstruction as a Lincoln Police Department Substation. (See Attachment A for specific text to be included in the University Place Redevelopment Plan).
2. The amendment will permit the City to purchase the properties which will assist in removing blight through redevelopment activities. By adding these properties to the Redevelopment Plan, the City will be able to have an active role in the redevelopment of this area. Pursuant to NEB

REV STAT §18-2108, the City shall not acquire real property for a redevelopment project unless the redevelopment plan is approved. Once approved, this amendment will add these properties to the University Place Redevelopment Plan.

3. Approved redevelopment activities could generate Tax Increment Financing from private development to pay for public infrastructure and improvements. The redevelopment project, when completed, will be privately owned and leased to the City of Lincoln for use as a Lincoln Police Department Substation.
4. The City of Lincoln Urban Development and Public Works Departments completed the “North 48th Street/ University Place Plan” with the University Place business association, University Place Community Organization, neighborhood residents, and Nebraska Wesleyan University to develop traffic and safety improvements and revitalization strategies for the area. This Plan identified the properties for redevelopment activities. The Plan was adopted by the City Council and County Board in June of 2004.
5. The proposed project includes the adaptive reuse of the former Lincoln Telephone and Telegraph building to accommodate the relocation of the Lincoln Police Department’s (LPD) Northeast Team from the Hall of Justice at 575 S. 10th Street in Downtown Lincoln. To provide space for a 15,000 square foot multi-level structure and parking lot, the removal of an existing single family dwelling on the adjacent lot to the west is also required.
6. The University Place Redevelopment Plan was originally adopted by the City Council on December 7, 1998 and generally covers an area on the west by 45th and 46th Streets, on the north by one-half block north of Adams Street, on the south by Colby Street, and on the east by 49th and 50th Streets. The proposed amendment covers buildings that are within the existing boundary of the Redevelopment Plan area.
7. The *University Place Study Area, Lincoln, Nebraska, Blight and Substandard Determination Study* determined that the area was blighted and substandard in August 1998. The City Council declared the area blighted and substandard on October 26, 1998.
5. The last update of the University Place Redevelopment Plan was adopted by the City Council on June 21, 2004. This amendment modified the Redevelopment Plan to include the acquisition and demolition of the former Northeast Printers Building at 2436 North 48th Street, which is adjacent to the property included with this amendment. The structures on this property have been demolished, and it is now owned by the City of Lincoln awaiting a redevelopment project.
6. The *Lincoln and Lancaster County 2025 Comprehensive Plan* acknowledges the community’s longstanding efforts to protect and improve the areas around the University Place business district and neighborhood.
7. The Redevelopment Plan identifies that redevelopment activities have the following objectives:

Intensify and strengthen the University Place business district as a focal point for local development.

Provide for expansion and new development of office, retail, parking, industrial, residential and related service activities which will complement the existing activities in use, scale and quality of materials and service.

Encourage rehabilitation/renovation of existing structures throughout the Redevelopment Area.

Improve the attractiveness and convenience of the business core environment through development of conflict-free pedestrian connections between all commercial facilities, the major roadway and parking areas.

Provide an environment which emphasizes pedestrian conveniences, streetscape amenities, needs and desires; and which minimizes automobile-pedestrian conflicts.

Assure that pedestrian way, lighting, signs, and communication devices are oriented to the human scale.

11. The Comprehensive Plan states land uses are intended to be generalized locations only, and in practice should be gradual transitions between uses rather than a strict segregation of different uses. A police substation at this location is an appropriate land use and consistent with neighborhood revitalization efforts and surrounding residential uses.
12. The LPD Northeast Team substation will improve law enforcement and safety services in Northeast Lincoln, including the University Place neighborhood, by increasing visibility, physical presence, and furthering efforts to deliver community-based policing programs. The police substation will support other City and private efforts to revitalize and stabilize the area.
13. Redevelopment projects should support and enhance the character, scale and context of the former Lincoln Telephone and Telegraph building, and follow redevelopment guidelines contained in the North 48th Street/University Place Plan. Appropriate landscaping, site, parking lot, utility placement, building arrangement, and/or other techniques should be evaluated early in the development of projects to ensure compatibility with the surrounding properties and uses.
14. As stated in a Historical and Architectural Site Survey, the building does not appear to be potentially National Register eligible. However, the building is the best extant telephone exchange building in the pre-annexation Lincoln suburbs. Built in 1922, with later modern additions and alterations, this building reflects early telephone technology and construction.
15. The North 48th Street/ University Place Plan identifies a new traffic signal and intersection improvements at N. 48th Street and Huntington Avenue. Today, the Lincoln Telephone and Telegraph building is fairly inconspicuous in the neighborhood due to existing traffic and pedestrian patterns, but it will become an important and visible neighborhood fixture after the transportation modifications are implemented.
16. The Comprehensive Plan recommends that all redevelopment projects be reviewed by the City of Lincoln Urban Design Committee. The Committee is charged with advising the Mayor, City Council, Planning Commission, city boards, and city departments on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right-of-way or other city property (page F -129, Comprehensive Plan).

17. The objectives of the proposed amendment to the University Place Redevelopment Plan are consistent with the *Lincoln-Lancaster County 2025 Comprehensive Plan* and the North 48th Street/ University Place Plan.

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COMPREHENSIVE PLAN CONFORMANCE NO. 05009

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

September 28, 2005

Members present: Carlson, Carroll, Esseks, Krieser, Larson, Pearson, Strand and Sunderman;
Taylor absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 05065;**
MISCELLANEOUS NO. 05021; SPECIAL PERMIT NO. 2022A; SPECIAL PERMIT NO. 05045;
SPECIAL PERMIT NO. 05046; COMPREHENSIVE PLAN CONFORMANCE NO. 05009; and
COMPREHENSIVE PLAN CONFORMANCE NO. 05011.

Ex Parte Communications: None.

Item No. 1.1a, Change of Zone No. 05065; Item No. 1.1b, Miscellaneous No. 05021; and
Item No. 1.4, Special Permit No. 05046 were removed from the Consent Agenda and scheduled
for separate public hearing.

Strand moved to approve the remaining Consent Agenda, seconded by Carroll and carried 8-0:
Carlson, Carroll, Esseks, Krieser, Larson, Pearson, Strand and Sunderman voting 'yes'; Taylor
absent.

Note: This is final action on Special Permit No. 05045, unless appealed to the City Council by filing
a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

The No. 48th Street entry in the commercial district from the south lacks clear identification as to its position in the Redevelopment Area. Since this area is bounded by the northern edge of University Place Park on the east and the northern edge of the University of Nebraska property on the west, this entry to the Redevelopment Area already has open/green space; however decorative entry signs could be erected at this point as well as at the Adams Avenue entry point at the north end of the district to achieve that identification.

Improvements should be designed to reduce blighting conditions while enhancing the pedestrian areas, buildings and historic significance of the Project Area. In this regard, traffic flow design improvements as well as extended landscaping improvements could be applied to the City parking lots to help encourage the local businesses to repair and/or rehabilitate the rear entrances to the buildings to attract customers, clients, etc. and provide a more inviting approach to their businesses. Private parking areas located at the rear of the District's businesses should also join this effort to create a friendlier, and perhaps safer, access to their buildings.

Any re-design of the public parking lots is dependent upon general agreement about the impacts such changes may require: relocation of the existing City Recycling Site, changes to points of egress and ingress, additional amenities to accommodate public gatherings, etc.

8. PARKS AND RECREATION

The planned reconstruction of the swimming pool in University Place Park includes a redesign of other park facilities that will be available. The new pool will be located in the southwest area of the park. This project is scheduled for construction in 2000-2001.

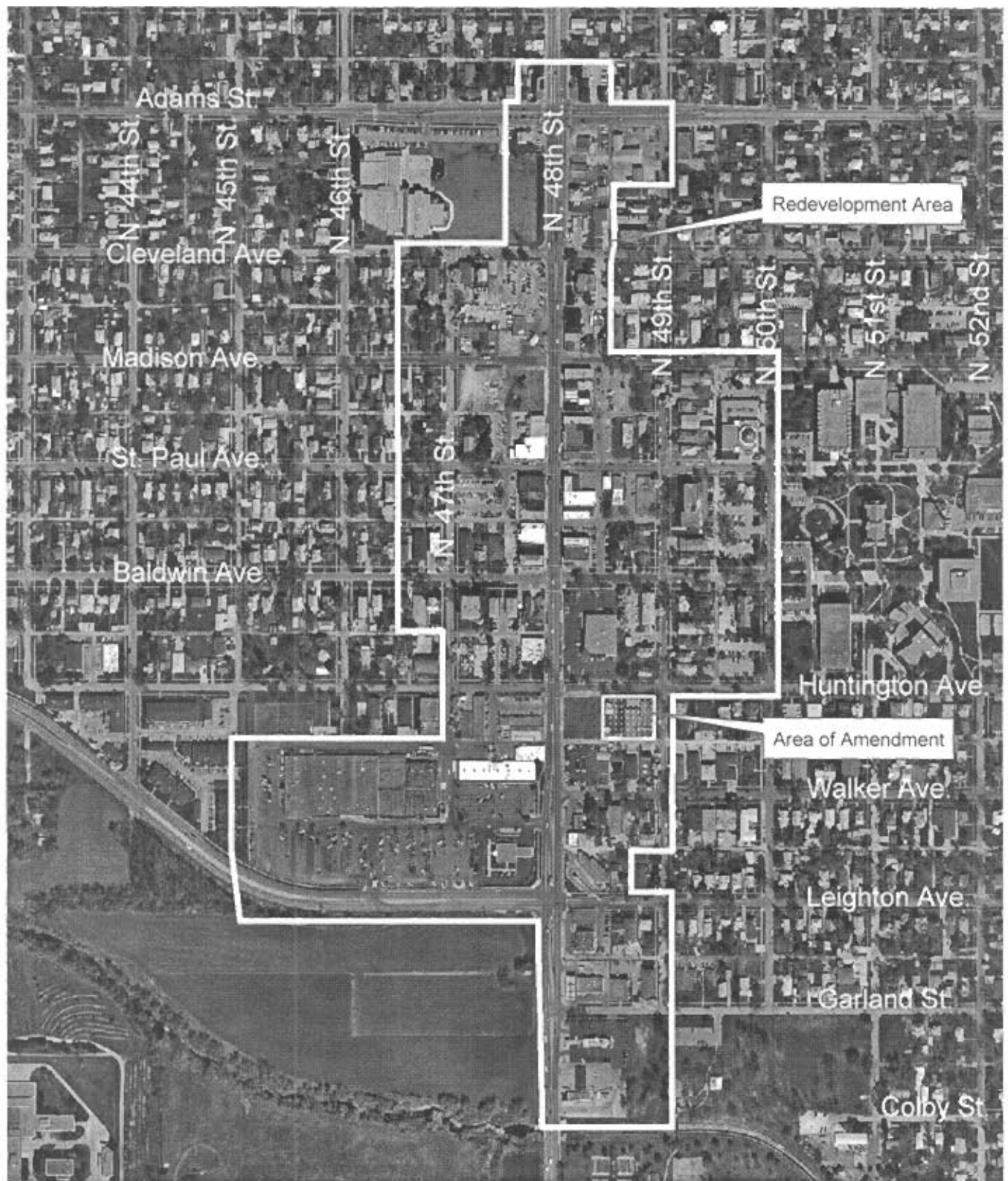
9. SECURITY

~~Associated with the scheduled reconstruction of the University Place Park amenities, the Lincoln Police Department has identified this park as the location of a new Northeast Community Policing Center. This project is identified in the capital improvement program for implementation coinciding with the park improvements, 2000-2001.~~ Construct a full service police station at 49th and Huntington. Adaptively reuse the existing building on the southwest corner (formerly known as the old Alltel switching building) with new construction to the lot west. An approximately 15,000 square foot multi-level structure is proposed. Design of the building should include space for a fully functioning police station as well as contribute to the existing character of the neighborhood. Project elements may include:

- land acquisition of University Place Block 95, lots 1, 2, and 3 and E ½ Lot 4, University Place Block 95, more generally known as 4843 and 4825 Huntington Avenue.
- paving of off-street parking for a minimum of 40 cars.
- building reconstruction
- landscaping
- utility relocation/upgrade
- subdivision, replatting and rezoning as required

10. PUBLIC CIVIC/SOCIAL SERVICES

Events, the arts and public open spaces comprise the range of activities and spaces that make the urban experience and are desired within the University Place Business District. In addition, its historic buildings, streetscape, open space, etc., presently integrated into the project area should add to and help create a dynamic mix of movement and activities, offering an enjoyable atmosphere to the artistic environment of the Project Area.



Comp. Plan Conformance #05009
University Place Redevelopment Plan
4825/4843 Huntington Ave.





Comp. Plan Conformance #05009
University Place Redevelopment Plan
4825/4843 Huntington Ave.





CITY OF LINCOLN
NEBRASKA

MAYOR COLEEN J. SENG

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August 12, 2005

Marvin Krout, Planning Director
Lincoln Lancaster County Planning Department
555 S. 10th Street
Lincoln, NE 68508

Dear Marvin:

Enclosed please find an amendment to the *University Place Redevelopment Plan*. The amendment adds a new Lincoln Police Department (LPD) station to the area at 49th and Huntington. This location was selected by LPD due to its proximity to North 48th Street, providing easy access, and its location within an existing neighborhood. The station will house the Northeast Team.

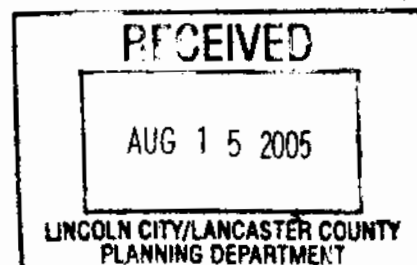
The project will reuse a building known as the old Alltel switching station. The adaptive reuse of this structurally sound building will keep the character of the existing neighborhood while providing needed public safety services to the area. LPD's increased visibility will help to decrease crime while continuing to revitalize the area. Using the existing building will also allow the project to be completed economically.

Please forward the amendment to the Planning Commission for consideration at their earliest convenience. If you have questions or need additional information, please contact Wynn Hjermstad at 441-7606 or whjermstad@ci.lincoln.ne.us.

Thank you.

Sincerely,

Marc Wullschlegel, Director
Urban Development Department



cc: Chief Tom Casady, LPD
Capt. Doug Srb, LPD
Wynn Hjermstad, Urban Development

enc.

LINCOLN, NEBRASKA
HISTORIC AND ARCHITECTURAL SITES SURVEY

LC13:F12-284

IDENTIFICATION

- 1) Address: 4843 Huntington Ave
- 2) Historic Name: Lincoln Telephone & Telegraph-University Place Branch
- 3) Current Name:
- 4) Property Type: Commercial
- 5) Current Owner: Kinport Corporation & Robert E Scott
- 6) Legal Description: University Place Block 95 Lots 1 & 2
- 7) Zoning District: B-3

HISTORICAL ABSTRACT

- 8) Construction Date: 1922
- 9) Sources: 1928 Sanborn Map, University Place News
- 10) Architect/Builder: Davis and Wilson
- 11) Historic Owner(s): LT&T
- 12) Original Use: Service/Utility
- 13) Other Sources: City Directories

DESCRIPTIVE DATA

- 14) Architectural Style: Commercial
- 15) Present Use: Commercial
- 16) No. of Stories: 1 Story with Basement
- 17) Plan: Rectangular
- 18) Roof Type: Flat
- 19) Roof Materials: Unknown
- 20) Structural System: Brick and Concrete Block
- 21) Foundation: Unknown
- 22) Facade: Brick
- 23) Trim:
- 24) Outbuildings:
- 25) Notable Landscaping:
- 26) Other Notable Features:

View from NE Photo taken 2003



VISUAL ASSESSMENT

- 27) Condition of Building Fabric: Fair
- 28) Integrity of Historic Building Fabric:
Intact with evolutionary alterations
- 29) Surrounding Land Uses: Residential/Commercial
- 30) Integrity of Property's Historic Setting:
Severely Disrupted
- 31) Importance of Property to Historic Setting:
Compatible

ADDITIONAL HISTORICAL DATA AND DESCRIPTION: According to the 1928 Sanborn Fire Insurance Atlas, the Lincoln Telephone and Telegraph Company built this building as their University Place Branch in 1922. The June 23rd 1922 issue of the University Place News indicates that construction would soon begin. The University Place News for April 20th, 1923 describes the telephone exchange inside the building as now in use. LT&T had previously occupied a building approximately two blocks north of this location on the current 48th St (1922 directory lists branch at 1847 Warren). The architectural firm of Davis and Wilson is credited with the design. Two major additions, occurring in 1950 and 1956 resulted in additional square feet to the south of the original structure. A second series of expansions occurred between 1964 and 1968 resulting in the present appearance of the building.

EVALUATION: This building is located in the University Place neighborhood in an area that does not appear to be potentially NR eligible. The building itself is the best extant telephone exchange building in the pre-annexation Lincoln suburbs. The LT&T University Place branch is one of the earliest known collaborative works of Ellery Davis and Walter Wilson, the architectural firm today known as Davis Design.

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